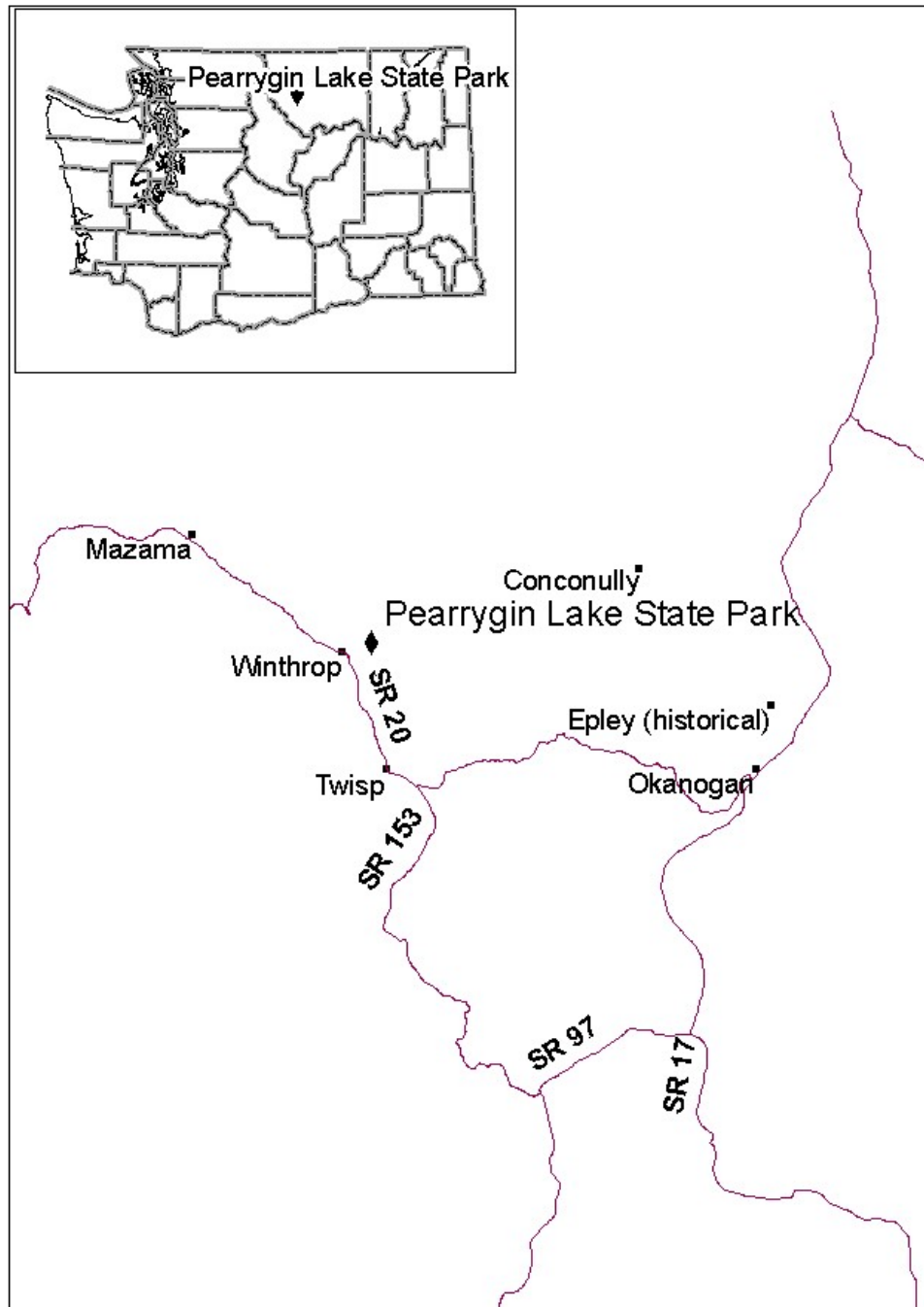


The Pearrygin Lake State Park - Master Planning Project



Figure 1: Location and Vicinity Map



At its January, 2003 meeting, the Washington State Parks and Recreation Commission (Commission) adopted the Centennial 2013 Vision that seeks to create a park system of "premier destinations of uncommon quality". To achieve that goal, the Commission has adopted the Centennial 2013 Plan. Pearrygin Lake State Park was chosen as one of six parks that would be suitable for significant investment to provide for new recreation opportunities and major upgrades at the existing park.

The preliminary staff recommendations in this document represent the third stage in a four-stage process to develop a master plan for Pearrygin Lake State Park. It represents State Parks' planning team's best effort to incorporate the hopes and concerns of customers and community members into a long-term plan that balances the park's natural and cultural treasures while also supporting a wide variety of recreational opportunities.

Further discussion of the planning process may be found below. Please note, however, that there have been two public workshops held already and another planned for March 23, 2006. In the next stage, the planning team will consider additional public input and make a final staff recommendation to the Commission at its meeting on August 24, 2006.

What you will find in this document

This document contains State Parks staff's preliminary recommendations. In other words, this is what the planning team would recommend at this stage of the process. Preliminary staff recommendations are based on available information. As mentioned below in the next section, staff recommendations can still change depending upon what the planning team hears from the community and customers.

The document is arranged in the following order:

- Overview of the planning process
- Discussion of the *long-term* park boundary
- Facilities concept plans
- Land classifications
- Park management issues
- Management objectives

Additional information on previous planning stages can be found at the Pearrygin Lake project web site at <http://www.parks.wa.gov/plans/pear/> and documents are available in hard copy format upon request.

Overview of the planning process

The planning process began with a series of public workshops and will end when the Commission provides its policy direction. The planning team gathers public comment at several

community workshops. The workshops are designed to be open-ended forums to allow the public to actively participate in the future plans for Pearrygin Lake State Park.

It is the goal of the planning team to take all concerns into consideration and respond to any issues that arise during the planning process. In the end we will get to the "blueprint" stage. To get to that point, however, it is very important to that the community and customers have an opportunity to share ideas about Pearrygin Lake State Park. The goal is that in the end there is a common vision about what the state park should become. Short of this goal, however, staff is at a minimum taking all concerns and input into consideration.



Figure 2 Public Workshop, October 13, 2005

Stage 1. Identify hopes and concerns of the community and park customers

To gather hopes and concerns, the planning team held a public workshop on Oct. 13, 2005, at the Liberty Bell High School between Twisp and Winthrop. The team sent invitations to a mailing list of several hundred people, including nearby landowners. The Methow Valley News published information about the workshop. The team also sent more than 3,000 e-mails to customers of Pearrygin Lake State Park and others and invited people to tell the planning team what hopes and concerns the plan should address. Responses from customers and workshop attendees were posted on State Parks' planning Webpage.

Stage 2. Explore alternative approaches to address community and customer issues

In response to the community and state park customers in the first stage, the planning team developed alternative approaches that might meet peoples' needs. In order to gather comments on the alternatives, the team sent a notice to a larger mailing list inviting people to a second workshop and offered to send them the alternatives. The list grew as people expressed interest. Currently the contact list includes well over 700 people. The Methow Valley News, The Wenatchee World and local radio stations helped broaden outreach by publishing articles and making announcements. A second workshop took place on Jan. 11, 2006, at the Liberty Bell High School. The planning team took comments at the workshop and asked for final comments by January 23



Figure 3: Public Meeting January 11, 2006

Stage 3. Prepare preliminary recommendations to address issues

The planning team considered the comments received to date and developed preliminary staff recommendations based on the best available information. Before going to the Washington State Parks and Recreation Commission for its decision, staff will share its preliminary recommendations with the public at a third workshop. The workshop is planned for March 23.

Stage 4. Propose final recommendations for formal agency and Commission adoption

After hearing from the public, the planning team will make its final recommendations to the Commission. The Commission is a group of seven citizens appointed by the governor to give policy direction concerning Washington's state parks. That Commission meeting also will be open to the public and will occur in Chelan on August 24, 2006. The public may testify for or against staff recommendations. If people cannot attend the meeting, there is a procedure for providing comments to the Commission.

After the Commission gives policy direction, then staff can begin to implement the plan. Additional data is collected, regulations complied with and the "blueprints" are finally completed.

Discussion of the *long-term* park boundary

Determining *long-term* park boundaries is an often misunderstood aspect of park planning. The purpose of a *long-term* boundary is to take a big picture look at what lands, independent of ownership, might advance the conservation and recreation mission of the park. This process not only considers whether an adjoining property would make a suitable addition, but also considers whether agency-owned property should be retained or might appropriately be considered surplus to park needs.

Including a privately owned property in a *long-term* boundary does not necessarily mean the agency wants to purchase it. It simply means that use and condition of the property is important to the *long-term* potential of the state park. The agency and landowners might do one or some combination of the following actions together:

- Seek to formalize an agreement to advance a shared property management goal, such as screening of houses.
- Help establish a conservation easement to protect features that are important to the park visitor's experience and to the landowners.

- Accept a donation of all or part of a landowner's property. Believe it or not, about 40% of the current Washington State Park system is made up of donated properties.
- Consider exchanging agency-owned property for private property, either in the area or somewhere else in the state.
- Purchase the private property.

One of the issues identified by the community at the first public workshop on October 13 meeting was a desire to protect the view area from Pearrygin Lake to Davis Lake. The idea was that the Washington State Parks and Recreation Commission would participate in a large-scale land conservation and trails project in the Methow Valley near Winthrop. Parks role would be to expand Pearrygin Lake State Park which lies in the middle of the proposed conservation area. The concept was called the Bear Creek Corridor project.

Many people asked that State Parks consider a larger Pearrygin Lake State Park at the first workshop in October 2005. Following are some samples of the comments received.

Acquire as much property as possible between Stud Horse Mountain and WDFW [Washington Department of Fish and Wildlife] lands to maintain habitat connectivity and enhance the resource values of both public ownerships.

Expand boundary south and hook into green belt all the way to Davis Lake.

The Bear Creek Corridor project concept had also been presented by members of the community to the Washington State Parks and Recreation Commission at its April 2004 meeting in Winthrop. People wanted a bigger state park in order to conserve the area and to provide a trail system. The consequences of not taking actions would be:

“Without the park expansion, we could see subdivision, No Trespassing signs and ridgeline homes where we, as taxpayers, must pay to provide public services¹.”

¹ Letter to the Editor, Methow Valley News, January 25, 2006
 Pearrygin Lake Master Plan
 Stage III – Preliminary Staff Recommendations

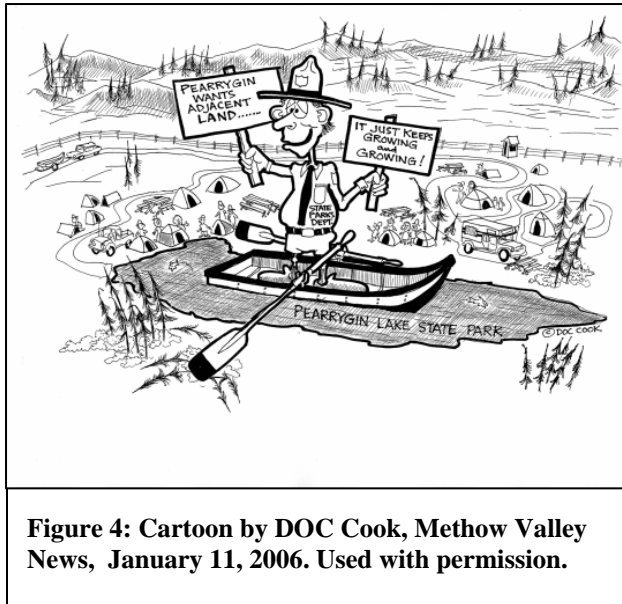


Figure 4: Cartoon by DOC Cook, Methow Valley News, January 11, 2006. Used with permission.

How big Pearrygin Lake State Park should be is the crux of the matter. It turned out to be one of the most hotly discussed topics at the workshops and in the local paper.

Staff began the process by considering land acquisitions that were in progress or planned. Those purchases included the Yockey Property on the west side of Pearrygin Lake State Park and the Court property south of Pearrygin Lake State Park.

Staff next used mapping technology to approximate the view area based on a line that went down the middle of Pearrygin Lake south through the Court property.

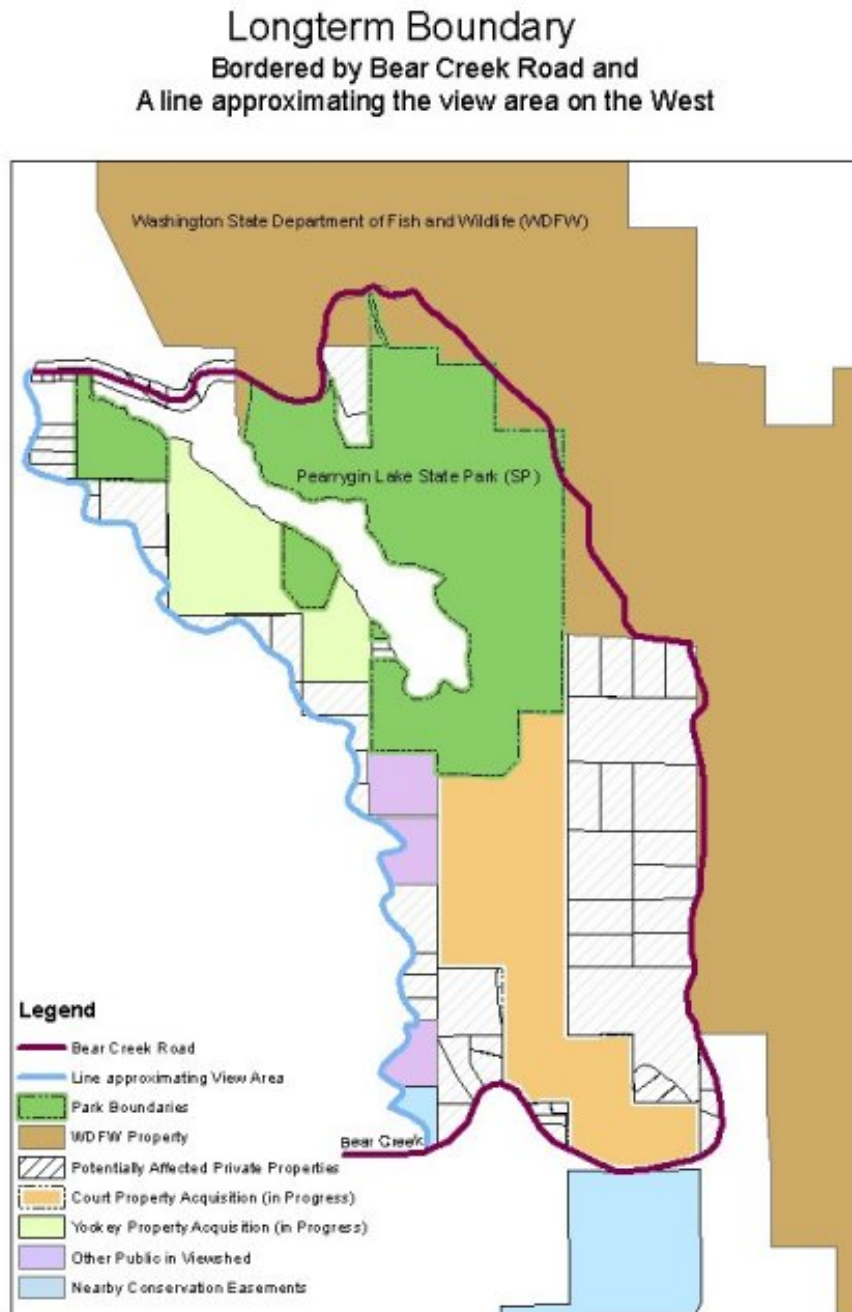
Staff felt it was important to ensure that landowners affected by the possible *long-term* boundary were notified, and individual letters were sent to them. The letters noted:

This letter is merely an expression of the agency's interest in beginning a dialogue with you and carries absolutely no threat of forcible action.

The planning team looked at several alternatives, including a *long-term* boundary only as large as the existing state park and the property acquisitions already in progress. The team proposed a *long-term* boundary defined by Bear Creek Road on the north, south and east, and on the west, by a line approximating the “military crest” of Studhorse Mountain. A two hundred foot corridor from the East Chewuch Road to the Pearrygin Lake State Park entrance is included to enhance the visitor experience as they approach the state park. The *long-term* boundary does not extend south of the Bear Creek Road, because of recent conservation easements that adequately protect the land view area.

The team's recommended *long-term* boundary assumes that maintaining large tracts of land in State Parks' ownership furthers both the conservation and recreation mission of the park. In the case of Pearrygin Lake State Park, members of the community saw the benefits of a larger state park.

Figure 5: Long-term boundary and affected properties



February 23, 2006

Care has been taken in the making of this map, but because of the diverse nature of the map sources, Washington State Parks makes no guarantee or warranty representation of any kind regarding either the maps or sources for such maps provided here.

Advantages of recommended *long-term* boundary:

- Protects the park visitor's experience by managing development around Pearrygin Lake State Park.
- Provides a land base that would allow significant recreational opportunities while preserving natural and cultural resources.
- Separates the state land by types of use. The state lands on one side of Bear Creek Road would be managed by the Washington Department of Wildlife (WDFW) and on the other side it would be managed by State Parks². Please note that only preliminary discussions have occurred between the two state agencies and inclusion of WDFW managed land within the *long-term* boundary does not indicate concurrence by WDFW.

Land classification

Within the *long-term* boundary, staff has developed recommendation for classifications. Land classification is like internal zoning for the park. Land classification is regulated by WAC 352-16-020, which reads:

State park areas are of state-wide natural, cultural, and/or recreational significance and/or outstanding scenic beauty. They provide varied facilities serving low-intensity, medium intensity, and high intensity outdoor recreation activities, areas reserved for preservation, scientific research, education, public assembly, and/or environmental interpretation, and support facilities. They may be classified in whole or part as follows:

- (1) **Recreational areas** are suited and/or developed for high-intensity outdoor recreational use, conference, cultural and/or educational centers, or other uses serving large numbers of people.
- (2) **Resource recreation areas** are suited and/or developed for natural and/or cultural resource-based medium-intensity and low-intensity outdoor recreational use.
- (3) **Natural areas** are designated for preservation, restoration, and interpretation of natural processes and/or features of significant ecological, geological or paleontological value while providing for low-intensity outdoor recreation activities as subordinate uses.
- (4) **Heritage areas** are designated for preservation, restoration, and interpretation of unique or unusual archaeological, historical, scientific, and/or cultural features, and traditional cultural properties, which are of state-wide or national significance.

² The exception would be the boat launch area, which would remain under the management of Washington State Department of Fish and Wildlife
Pearrygin Lake Master Plan
Stage III – Preliminary Staff Recommendations

- (5) **Natural forest areas** are designated for preservation, restoration, and interpretation of natural forest processes while providing for low-intensity outdoor recreation activities as subordinate uses, and which contain:
- (a) Old-growth forest communities that have developed for one hundred fifty years or longer and have the following structural characteristics: Large old-growth trees, large snags, large logs on land, and large logs in streams; or
 - (b) Mature forest communities that have developed for ninety years or longer; or
 - (c) Unusual forest communities and/or interrelated vegetative communities of significant ecological value.
- (6) **Natural area preserves** are designated for preservation of rare or vanishing flora, fauna, geological, natural historical or similar features of scientific or educational value and which are registered and committed as a natural area preserve through a cooperative agreement with an appropriate natural resource agency pursuant to chapter 79.70 RCW and chapter 332-60 WAC.

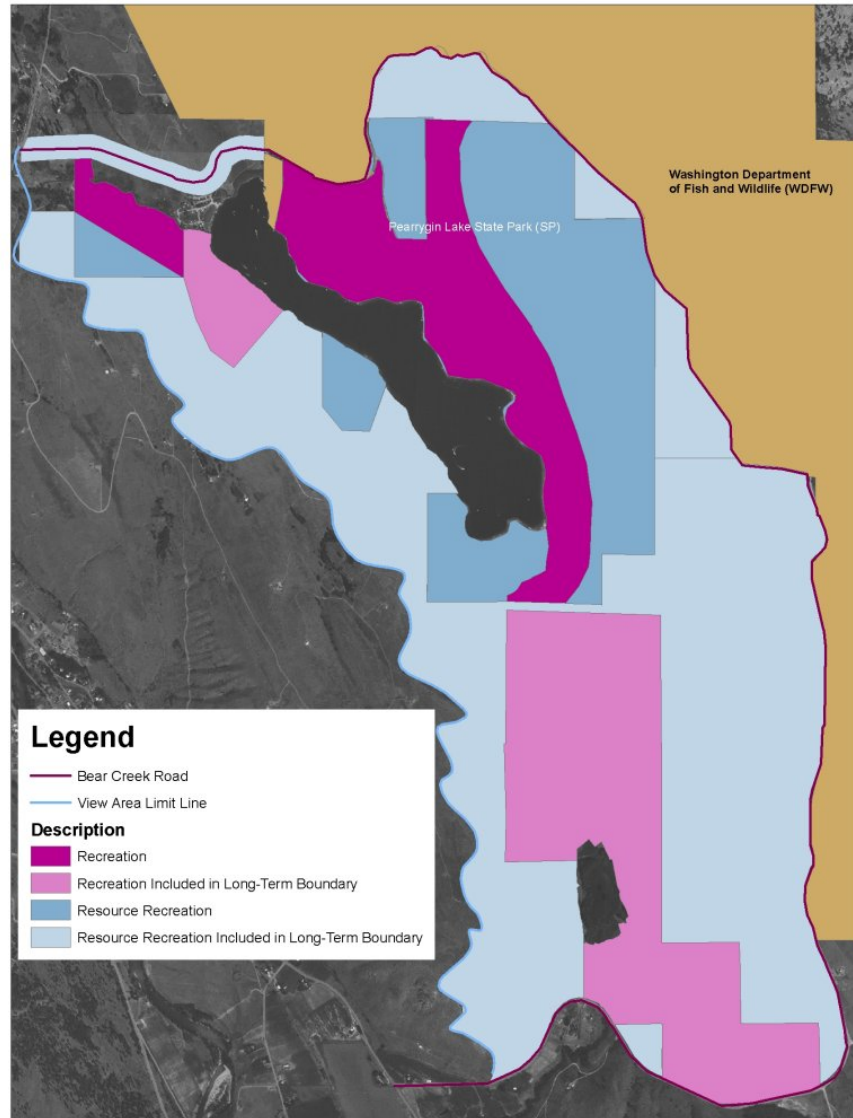
The preliminary staff recommendation for Pearrygin Lake State Park is that the park be classified as Recreational (red) and Resource Recreation (blue) areas. The lighter shades of blue and red indicate that the property is not currently owned by State Parks.

This land classification recognizes the Mule Deer priority habitat on the east side of the *long-term* boundary, the potentially important habitat on the south end of the lake and maintains a buffer of low-intensity uses along the border.

An additional recreational area will be added to the northwest area of the state park when the equestrian facility is located. The location of an equestrian facility will depend upon the results of a plant survey.

Figure 6: Long-term boundary land classification

Long-term Boundary Land Classification



Long-term boundary and land classification decisions are for Commission policy direction only and should not affect private property values, be used as an indication of a property owner's willingness to sell, or be used as a basis for making state or local government regulatory, permitting, or zoning decisions on private land holdings.

Developing conservation easements and other voluntary protection/access agreements with owners of private properties within the long-term boundary may meet desired conservation and recreation goals.

February 15, 2006

Care has been taken in the making of this map, but because of the diverse nature of the map sources, Washington State Parks makes no guarantee or warranty representation of any kind regarding either the maps or sources for such maps provided here.

Facilities Concept Plans

Given the recommendation for a *long-term* boundary and land classification, the planning team used comment from the community and customers to develop recommendations for uses and facilities that should be included in a larger state park. **It is important to understand that, although there are schematic drawings (showing locations of roads, trails, campgrounds, etc.) in the appendices of this document, the Commission will only be asked to approve a facilities concept plan (figure 7.)** The schematic drawings are used for display purposes only. The exact size, location and configuration of facilities depend upon studies that would not be completed until later.

The best way to describe the concept plan is by breaking the *long-term* boundary into zones. For the purposes of this document the following zones will be discussed.

- East side of Pearrygin Lake
- West side of Pearrygin Lake
- South end of Pearrygin Lake
- The Court Property (Hill Ranch)
- The Court Property (Golf Course)

□ East side of Pearrygin Lake



The long-established state park was expanded in 2004 by the acquisition of the former Derry Resort and the Hinman alfalfa field. The planning team calls the long-established state park the east developed area and the new part the west developed area. The developed areas have campgrounds, cabins, boat launches, swim areas, comfort stations (toilets and showers), a maintenance shed and staff housing, paved roads and other buildings.

Customers were sometimes disappointed that the west developed area did not seem like a state park. The campsites are generally closer together. In some places, the facilities were not up to the same standard as they were in the east developed area.

An administrative area, including the park office, shop and ranger residence is off the existing main entrance road to the state park.

Central Development Concept

Most of the changes would occur in the west developed area, including:

- A single park entrance and welcome center.
- A new administrative area, including an office and maintenance shop
- Redeveloped camp sites
- Outdoor stage
- Moorage docks that can be used by fishermen
- Additional cabins (both rustic and utility models)
- Central swim beach
- Relocated park store
- Picnic area and open space
- Group shelter
- Group camp with meeting space
- An accessible trail system that connects all parts of the state park.

Some changes would occur outside of the west developed area, including:

- Move the swim beach area to a central location
- Establish a trail head and campground for equestrians somewhere in the northeast part of the state park

Appendix one provides a schematic drawing on how the facilities might be located in the west developed area, depending upon further studies.

Key Considerations

Shoreline Environment

The Okanogan County Shoreline Management Program defines a 100 foot buffer (from the ordinary high water mark) along the edge of the lake as a Conservation Easement. Permits for redevelopment of the east area would require state parks to move the campsites further from the lake edge. Moorage floats for boaters and fishers would also be subject to the shoreline management program. This provides an opportunity for increased public access to the lake. Staff acknowledges it would also disappoint park customers that value the lakeside campsites.

Cultural Resources

A cursory examination of the east developed area was made to determine the potential for cultural resources by State Parks' archaeology staff. No evidence of cultural resources was found, but the potential does exist for archaeological sites. Archaeological surveys are recommended before construction occurs in the east developed area. Surveys should take into consideration that sites are likely to be deeply buried because of the active depositional nature of the landform.

Reconfigured Camping

State Parks made significant changes to the west developed area before opening it in 2005. For instance, the former Derry Resort was 176 sites. State Parks reduced that number to 99 sites. Staff also set back parking for the campsites 15 feet to better protect the lake shore.

The planning team recommends that the campground be reconfigured to allow spacing and vegetation similar to the east developed area. The actual size of the redeveloped campground depends upon additional studies. At this time, however a redeveloped campground would have between 70 to 90 units. Some of those units would be rustic cabins (more below.) The remaining units would be mostly utility campsites (65:35 ratio of utility to standard campsites.)

Additional Cabins

As outdoor recreation changes and more people opt out of traditional tent camping modes. State Parks has tried to meet this demand by providing "convenience camping"³ (e.g., yurts and cabins.)" In this way, the outdoor recreational experience can be available to more Washington State residents and their guests. Installation of the cabins is important if State Parks hopes to offer four-season service at Pearrygin Lake State Park. At this time, the state park has two utility cabins and a house that can be rented.

³ Hovis, Brian, "Convenience Camping Structures Investigations for Washington State Parks." State Parks, 1999.

Staff recommends a combination of utility⁴ and rustic⁵ style cabins for Pearrygin Lake State Park. The exact combination will depend upon the space available and the success of the existing cabins. The preliminary staff recommendation is that 20 to 30 cabins be constructed over time. Rustic cabins would be interspersed with campsites in the main campground and located near one comfort station that could remain open during the winter to provide service. Utility cabins would be located near the existing cabins.

A preliminary survey of Winthrop area lodging finds that with the exception of one campground in Winthrop, none of the other overnight lodging providers offer similar styles of cabins. By adding these cabins State Parks could add to the mix of overnight lodging in the area. Because the other campground with cabins closes during the winter, the state park cabins could fill an unmet need in the area. The campground owners have indicated some concerns about how the addition of cabins at the state park might affect their business. The planning team cannot be sure and recommends the gradual construction of cabins, as recreational use grows, and further coordination with local businesses.

Water Usage

Water may be a limiting factor for development. Okanogan County will require proof of adequate water rights before permitting redevelopment of the west area. It appears that adequate water is available, but additional research on the existing water rights and usage should begin as soon as possible.

Sewage Treatment

The current sewage treatment facilities should be evaluated so that any necessary upgrades can be programmed into construction projects as they occur.

New Entrance Road

It is more efficient to operate a single park entrance road and one welcome center. The entrance road into the east developed area helps transition park visitors to the state park experience. Other aspects of the east developed area entrance road are not as practical. For instance, park visitors staying in the west developed area would drive much further along the road and then backtrack through the state park to get to their campsites. The planning team identified four options for a new entrance road and discussed the options with Okanogan County Public Works. The planning team decided to recommend a main entrance for the state park in the west developed area.

⁴ Two room cabins with a kitchenette and bathroom

⁵ Two room cabins without plumbing

Equestrian Facilities

An equestrian trailhead could serve as a starting point for trail rides into state and federal lands near the state park and also for shorter loop trails, including one around the lake. Staff met with equestrian groups and a summary of the meeting follows:

- Equestrian trails need to be for exclusive horse use near high-use recreation areas and hiking/mountain biking trails, but in more remote area, trails uses could be combined (with the possible exception of mountain biking).
- An Equestrian Area should be developed that includes two loops of 20 campsites (40 total), with steel highlines, corrals or both, domestic water and water for stock, restrooms/showers, picnic tables, trail information kiosks, manure storage/disposal, plus a day-use trailhead. Camp area should have good and easy access to Washington Department of Fish and Wildlife (WDFW) lands and trails.
- Neighbors want access to trails on the Yockey property, with links to WDFW trails.
- Several Trailheads should be created to provide access primarily to regional trails and WDFW lands, especially southeast of the golf course.
- Plans should be developed to accommodate future expansion.
- Create wide and less challenging trails for inexperienced equestrian riders.
- Regional equestrian facilities would like trails linking their facilities to and through the Park.
- Plan for trucks pulling 4-horse trailer units, i.e. road width, turn radius, pull-thru parking and camping spaces.
- A public riding stable should be considered.

The planning team's preliminary recommendation is for a phased equestrian facility development. Initial development would include an equestrian day-use trailhead with parking, information kiosks, water and a vault toilet. If needed, the trailhead could be used to park vehicles overnight. The location of the equestrian facility would be in the northeast area of the state park, depending upon additional natural resource surveys. State Parks would look to the equestrian groups for help with the design, construction and operation of the facility.

State Parks would also work with the equestrian groups and WDFW and the USDA Forest Service as trail systems are connected to the equestrian facility. Loop trails within the *long-term* boundary, including a trail around the lake, would be connected to the equestrian facility. A trail head near the golf course would be a possibility if additional property is purchased, but the planning team could not recommend an equestrian trailhead as part of the golf course.

The concept of an equestrian campground (up to 40 sites) with horse rentals, corrals and support buildings is possible, provided that:

- a private investor could operate and construct the facility, and that;
- there is a suitable area that would not adversely affect the natural resources in the area, particularly high quality shrub steppe habitat.

Hiking and Biking Trails

A trail system around the lake would be constructed for hikers and bikers. State Parks staff should discuss with the Silverline Resort owners about a trail easement through the Silverline Property along the lake that would connect the east and west side. With such a connection, Silverline Resort customers would have access to the trail and state park visitors could have trail access to the west side of the lake. State Parks would also work with other agencies to connect Pearrygin Lake to the Town of Winthrop.

Relocation of the swim beach

The existing swim beach would be relocated to a more central location that is further from the main boat traffic on the lake. There were numerous complaints about the existing swim beach in the east developed area. The proximity to boat traffic set up conflicts between boaters and swimmers. In addition, the bathymetry of the lake created drop-off and erosion issues. Relocating the swim beach to a more central location and working with the county to create a no-wake zone around the swim beach should make a better experience.

Recommendations for east side of lake

- Complete water rights and usage studies as soon as possible and design facilities based on available water resources
- Complete an archaeological survey for areas that would be affected by development
- Complete a plant survey in the northeast part of the state park to locate a suitable place for the equestrian facility.
- Conduct additional planning to determine the optimal mixture of cabins and campsites for the east developed area
- Construct up to three moorage docks that can be used for fishing
- Design a welcome center and new park entrance road that would connect the west and east developed areas
- Construct cabins over time and coordinate with local businesses
- Develop an equestrian facility that would include a trailhead and an equestrian campground.
- Work with equestrian groups and other landowners to develop a trail system that would connect the equestrian facility to regional trail system on state and federal lands and loop trails within the *long-term* boundary
- Discuss a trail easement with Silverline Resort and WDFW
- Relocate the swim beach to a more central location and work with the county to create a no-wake zone

□ West side of Pearrygin Lake



The west side of the lake would be largely undeveloped. A switch-back road winds its way to near the top of Stud Horse Mountain and provides access to a private house overlooking the lake.

There are areas of the west side that have tree-cover, although much of the area is bare. The view to the east is remarkable.

There are two small in-holdings, but most of the land belongs to one family. A purchase sales agreement has been signed

and State Parks and the owner are currently attempting to complete phase two of a three phase acquisition project.

Central Development Concept

Staff's preliminary recommendation is that the west side of the lake would remain mostly undeveloped. The upper slope of Studhorse Mountain on the west side of the lake would function as a buffer between the state park and the private property.

The east and west sides of the lake would be connected by a trail system on the north and south. A trailhead off Bear Creek Road would provide water, sanitation and parking for the west side of the lake. This trailhead will be primarily for hikers and bikers.

In the tree-covered area near the trailhead, around eight rustic cabins⁶ would provide overnight facilities for trail users. The cabins would only be accessible by the trail and no vehicular access (except for park and emergency vehicles) would be allowed. Vault toilets would provide sanitation for the cabins.

Key Considerations

Trail System

The equestrian trails and facilities are anchored on the east side of the lake in order to provide access to larger recreational opportunities on state and federal lands. At the January 11 workshop, community members asked that the equestrian trail be extended to the west side of the lake. Staff concurs, but there is at least one area on the west side of the lake where trails would be constricted. Staff will work with equestrian group to include a trail on the west side of the lake.

⁶ The exact number would depend upon further site analysis. The cabins should be in the tree-covered area and should not detract from the lake view from the state park campground.

Cabin Construction

Cabin construction would be in a later phase of the project, when the trails and trailhead are developed. Staff will need to do further site work, but it appears that around eight cabins could be located under tree cover in the northwest area of the lake.

Recommendations for west side of Pearrygin Lake

- Reserve the upper slope of Studhorse Mountain as a buffer between the state park and adjacent private property owners
- Construct trails on the west side for hikers, bikers and equestrians
- Delay cabin construction on the west side of the lake until trail facilities are established and additional operational impacts are assessed

□ South end of Pearrygin Lake



The south end of Pearrygin Lake is largely undeveloped, except for a group camp and road access to that facility. There are wetlands and probable song bird habitat near the base of the lake. This area is owned by State Parks.

Central Development Concept

Preliminary staff recommendation is that the south end of the lake would remain mostly undeveloped, particularly the wetland area at the base of the lake. The group camp may be expanded to include space for a few more cars. Trails for equestrians, hikers and bikers would traverse the south end of the lake and the trails may be paved.

Key Considerations

Wetlands

The wetlands at the base of Pearrygin Lake may provide important habitat for amphibians, reptiles and songbirds, among others.

Group Camp

Parking at the existing group camp at the south end of the lake needs to be expanded, but it may be limited by the nearby wetlands. If there is sufficient buffer between the group camp facility and the wetlands, the parking area would be expanded to include space for a few more cars.

Recommendations for south end of Pearrygin Lake

- The planning team recommends that the wetland area be avoided for any development other than carefully placed trails.
- Complete a wetland survey near the group camp facility along the south end of the lake to determine if parking at the facility may be expanded.

□ Court Property – Hill Ranch



This zone is currently undeveloped land used for agricultural purposes (grazing and alfalfa production.) The Hill farm, including several structures overlooks Pearrygin Lake. State Park is currently negotiating a purchase sales agreement with the land owners that may lead to purchase of the property.

Central Development Concept

Staff's preliminary recommendation is that some or the entire zone would be used for an expansion of the golf course. Design of the expanded golf course would include trails for hikers, bikers and equestrians. Please see the next section for a discussion about the expanded golf course.

Key Considerations

Farmhouse and Buildings

State Parks would work with local historians to understand the historical significance of the farmhouse and buildings. The farmhouse was built by William Graves (circa 1890), but may have been modified several times. The historic significance of the buildings may have been compromised by the modifications.

At this time, there is no general public access to the farmhouse and buildings. If State Parks became the owner, the buildings may pose a safety concern. If the buildings were not of historic significance, it would be the recommendation of the planning team to raze the buildings to eliminate the safety concern.

As part of the acquisition process, an evaluation of the buildings should be conducted. After sufficient research is conducted, the appropriate treatment would be decided in accordance with Commission policy 12-98-1(3.)

Grazing and Hay Production

The property is currently being used to produce Alfalfa hay and to graze cows and bulls. The preliminary staff recommendation is that State Parks work with the lease holder to retain the agricultural uses that are consistent with increased public use. Staff further recommends that a coordinated resource management plan be a stipulation to the lease.

Recommendations for Court Property – Hill Ranch

- Research the historic significance of the farmhouse and buildings in the appraisal process.
- Negotiate a lease that would allow agricultural uses that are consistent with increased public access. The lease should stipulate that a coordinated resource management plan be a stipulation of the lease.

☐ **Court Property – Golf Course**



The Bear Creek Golf Course is a nine-hole course that can be played as an 18-hole course. Views are wonderful, particularly from the upper tees.

A golf shop and maintenance building is on the southern part of the zone. State Parks is currently negotiating with the land owners to purchase the property.

Central Development Concept

The preliminary staff recommendation is that the golf course would be expanded, if a private operator can be found that will finance the project. Until that time, the

nine-hole golf course would remain open through an agreement with a private operator for an indefinite period. State Parks would limit its investment to maintenance projects and not make major improvements.

Key Considerations

Appropriate New Facilities

Condominiums and other permanent residences sometimes accompany private development of golf courses, because they offer revenue enhancements. Staff recommends that condominiums and permanent residences (except for the possibility of a staff residence) would be excluded from future development of the golf course. Other revenue enhancements would be considered, including:

- Increase the 9-hole course to 18-holes⁷
- Construct a driving range
- Increase food service options

⁷ Any development proposals should consider sustainable landscape development and management

- Expand operations to include the winter season
- Adapt the current clubhouse for year round operation and as a hub for fee based activities
- Add rentable cabins to the golf course

Golf Course Ownership

It may be difficult to find a private operator that would be willing to make substantial investments without a long-term right to the property. The preliminary staff recommendation is that at sometime in the future, the Commission should be open to a long-term lease or sale of the golf course property to a private operator. If the property is sold, staff recommend that certain development rights be retained, including a restriction on the construction of condominiums and permanent residences on the property.

Additional Public Review

Further development of the golf course or the sale of the property would need to have adequate public review, including a workshop in the Winthrop area and a public session with the Commission.

Water

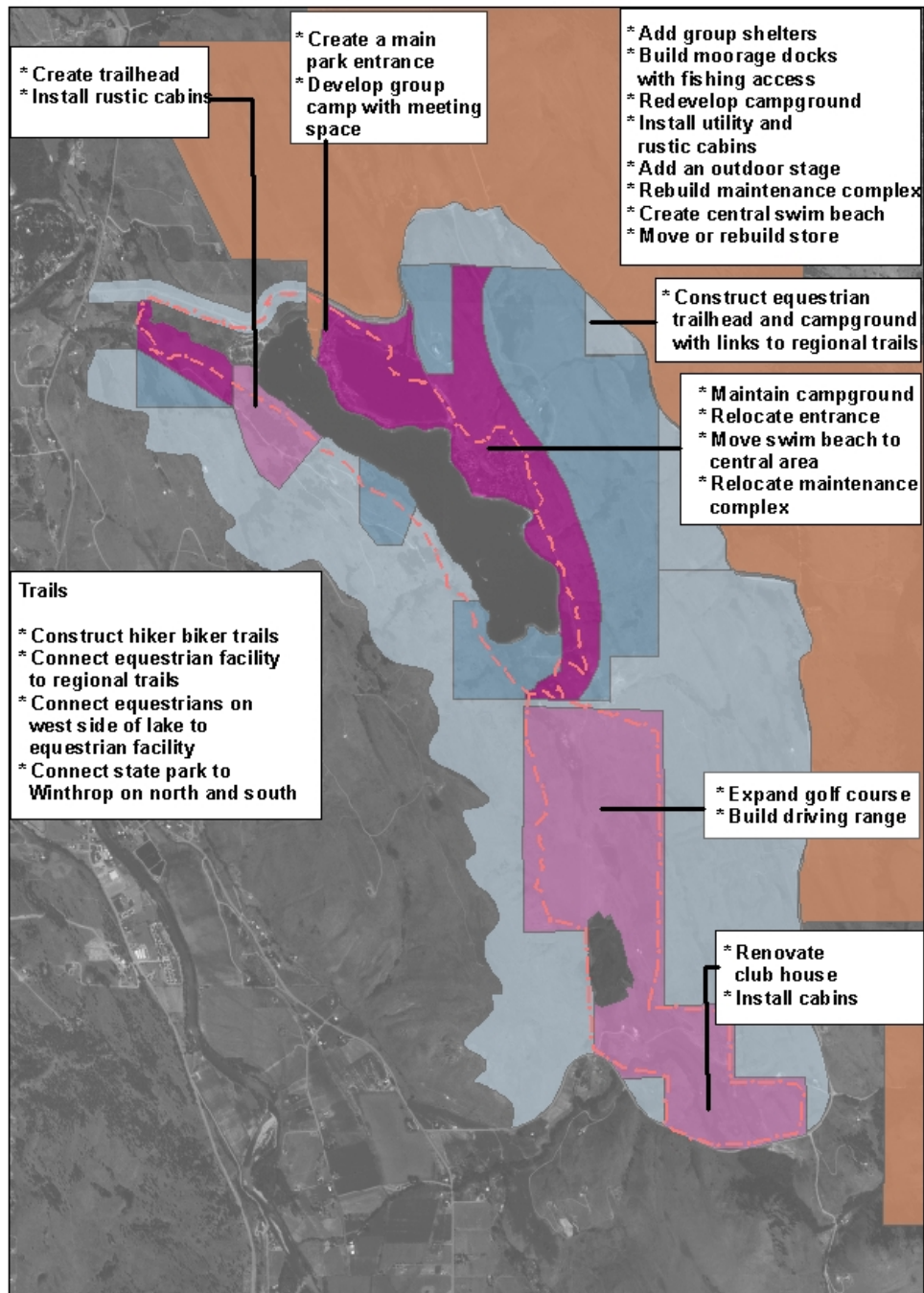
The existing golf course has water rights and so does the area proposed for expansion. An expanded or redeveloped golf course would need to be designed in accordance with those limitations and proper coordination with the Washington State Department of Ecology and Okanogan County.

Recommendations for Court Property – Golf Course

- Operate the golf course without change through a lease or concession agreement with a private operator.
- Be open to proposals from private operators that do not include permanent residences or condominiums. Proposals could include other revenue enhancements, including:
 - Increase the 9-hole course to 18-holes⁸
 - Construct a driving range
 - Increase food service options
 - Expand operations to include the winter season
 - Adapt the current clubhouse for year round operation and as a hub for fee based activities
 - Add rentable cabins to the golf course
- Be open to proposals that allow the sale of the golf course to a private operator, provided that some development rights are retained.
- Review any proposals for changes to the golf course at a workshop in the Winthrop area and during a public meeting with the Commission.

⁸ Any development proposals should consider sustainable landscape development and management

Figure 7: Preliminary Staff Recommended Facilities Concept Plan



Park Management Issues

The tables below are a listing of park management issues identified through the public planning process for Pearrygin Lake State Park. This information will ultimately form the basis of the park's management plan, but should be considered preliminary at this time.

Natural Resources	
Issue	Preliminary Management Recommendations
Fire prevention preparedness	Review the current state park fire plans and update those plans to include new property acquisitions.
Improvement of water quality	Cooperate with agencies that monitor water quality, and when a problem is identified, work to find a solution. This issue had to do with a complaint about boats leaking petroleum products in the lake. Boat management on the lake is the jurisdiction of Okanogan County. A search of water quality data from the Department of Ecology found no water quality problems for Pearrygin Lake.
Inventory of natural plant and animal communities	Complete an inventory of plant and animal communities in the state park.
Land Classification	<p>Properties within the <i>long-term</i> boundary would be classified as Resource Recreation Areas, except for the following areas that would be classified as Recreation Areas:</p> <ul style="list-style-type: none"> ▪ East side of the lake: <ul style="list-style-type: none"> ○ the west developed area, including most of the recent acquisitions (<i>i.e.</i>, former Derry Resort and the alfalfa field) ○ the east developed area, including the campground, day-use areas and boat launch ▪ The existing golf course area with room for a nine-hole expansion ▪ West side of the lake in a tree covered area near the proposed trailhead ▪ A yet to be determined location for an equestrian facility
Maintenance of existing vegetation in the campgrounds	See "Planting grass, trees and shrubs at the west developed area." At the east developed area, some vegetation may be replaced by more drought resistant varieties, but most of the existing vegetation would be retained.
Planting grass, trees and shrubs at the west developed area	Replace non-native plants with drought-resistant native species appropriate to the area and its development.

Protection of aquatic plant and animal communities	Classify State Parks' lands on the southern part of Pearrygin Lake as a Resource Recreation Area. Retain most of the shoreline in its natural state, except for in the developed areas. The campsites in the west developed area would be moved back from the shoreline in accordance with the Okanogan County Shoreline Management Program
Protection of natural plant and animal communities	<p>Protect natural plant and animal communities through appropriate zoning and sensitive development as discussed above in "Protection of aquatic plant and animal communities" and "Protection of upland plant and animal communities."</p> <p>Commission policies concerning natural resources apply, including:</p> <ul style="list-style-type: none"> ▪ 03-01 Critical Areas Policy (available upon request) ▪ 04-01 Natural Resource Management Policy (available upon request)
Protection of threatened and endangered species	Protect threatened and endangered species on State Park property by first identifying any known species and then developing a protection plan.
Sustainability in the new area development	<p>These and other sustainability methods would be incorporated into development designs and park operation, when feasible:</p> <ul style="list-style-type: none"> ▪ Construct using low-water toilets and sinks ▪ Continue the recycling program
Weed management of the new and existing properties	<p>Complete a weed management plan based on plant inventories of the new and existing properties. Incorporate the following suggestions from Okanogan County into the weed management plan:</p> <ul style="list-style-type: none"> ▪ Treatment of the parking areas and access roads annually to reduce the spread of noxious weeds in and out of the area ▪ Replant disturbed soil with suitable certified grass mixture to compete with noxious weeds ▪ Develop effective management practices to control noxious weeds on roads and trails ▪ Require weed free forage in the equestrian facility and for three days before coming to the facility ▪ Include a weed wash cleaning facility for aquatic equipment (<u>e.g.</u>, boats and jet skis) at the boat launch. ▪ Post signs to educate park users regarding noxious weeds and encourage reporting to the Okanogan County Noxious Weed Control Board ▪ Research any introduced vegetation to determine whether it is invasive and all seed mixtures should be certified noxious weed-free seed.
Wildlife viewing and environmental interpretive opportunities	<p>Develop programs and bulletin boards in the state park that describe the natural resources. Establish wildlife viewing opportunities and provide interpretation in suitable areas, such as the south end of the lake.</p> <p>Work with local naturalists to establish interpretive walks and programs that would help park visitors appreciate the natural resources in the state park, but also ensure that those resources are not jeopardized. Enhancement of the park interpretive program may be in cooperation with other businesses in the area.</p>

Cultural Resources	
Issue	Preliminary Management Recommendations
Identification and protection of Native American archaeological and cultural resources	<p>Conduct archaeological survey prior to disturbance of areas affected by development. Continue to consult with Tribes that may have an interest in the archaeological and traditional cultural properties in the state park.</p> <p>State Parks staff will follow the direction contained in the Washington State Parks and Recreation Commission's Cultural Resources Policy 12-98-1.</p>
Interpretation of Methow Valley history	<p>Seek information about Pearrygin Lake State Park's role in the interpretation of Methow Valley history. Some of these comments had to do with what State Parks would do with the old Hill Ranch if the property were acquired. That would depend upon the condition of ranch and its historical importance. In order to determine that, State Parks will visit the site with local historians.</p>

Recreational Resources	
Issue	Preliminary Management Recommendations
Access of water-front campsites to lake	Work with Okanogan County staff to clarify the Master Program for Shoreline Management rules. The program restricts campgrounds within 100 feet of the lake and creates a 200 foot wide Conservancy Environment.
Acquisition plan for protection of the Bear Creek corridor to Davis Lake	<p>Acquire, seek conservation easements or otherwise seek to protect properties that are not in public ownership and/or that lack conservation easements with a coalition composed of the Washington Department of Fish and Wildlife (WDFW), the Methow Conservancy and other interested individuals or organization.</p> <p>The following areas would be targeted:</p> <ul style="list-style-type: none"> ▪ Current acquisitions in progress for the Yockey and Court Properties ▪ All properties between the state park and WDFW from the southeast part of Pearrygin Lake State Park west of Bear Creek Road ▪ A buffer approximately 200 feet on both the north and south sides of Bear Creek Road between East Chewuch Road and Pearrygin Lake State Park ▪ Public and private properties along a line that approximates the eastern “military crest” of Studhorse Mountain
Adding more cabins and yurts	<p>Build a combination of utility and rustic cabins in the west developed area. Yurts would not be added.</p> <p>Property view sheds are of primary importance from the state park. However, basic cabins may be developed on the west side of the lake, provided that they are in the tree-covered area. Vault toilets would provide sanitation for those cabins.</p> <p>The exact configuration of type and number of cabins would depend upon a business plan that would be developed.</p>
Affect of land acquisition on county and local government	Work with county and local government during acquisition planning process. Develop appropriate facilities and activities that are assets to the local community from government owned lands.
Balance of issues from the various public groups	Listen to everyone that participates in the planning process.
Better and more showers	The bathrooms and showers would be upgraded as the west developed area is redeveloped.
Better enforcement of State Parks rules, including quiet hours	Due to a desire to provide a quality experience for the visitor, a new ranger position has been added to the staff.

Boat management on the lake	Okanogan County has jurisdiction over boat use on the lake. State Parks would not pursue changes to boat use regulations on the lake, but would work with others to improve habitat protection along the lake and cooperate with the county enforcement of regulations. State Parks would also work with the County to develop a no-wake area near the relocated swim beach.
Choosing to improve Pearrygin Lake State Park over other state parks	The Washington State Parks and Recreation Commission has identified the Centennial 2013 Plan (http://www.parks.wa.gov/Centennial2013/) as its way to make improvements at all of the state parks. In addition, the Commission recently chose Pearrygin Lake State Park as one of its “Legacy” priorities.
Collaboration instead of competition with local businesses	Continue to work with the local chambers of commerce and local businesses to find ways to be mutually supportive. Referrals to local businesses and sensitivity to how the park fits into the community would continue the already good relationship.
Configuration of the campsites and road system	The road system would be dependent upon the number and types of facilities. Some conceptual drawings are available. (Campsites are discussed in “Number, location and type of campsites and cabins below.”)
Connecting the state park to other trails	Support and actively plan with partners a regional trail system that connects to trails within the state park, where natural and cultural resources are not adversely impacted. Examples of a regional trail system would include: <ul style="list-style-type: none"> ▪ Trails on Washington Department of Fish and Wildlife (WDFW) property ▪ The Okanogan County Trail Plan ▪ Connection(s) to Winthrop
Connecting the state park to Winthrop	See “Connecting the state park to other trails”
Contribution of the state park to the community	The state park contributes significantly to local economies throughout the state. ⁹
Control the hornets	Park Staff spray nests as they are located. Use of traps is already implemented.

⁹ Runyan, Dean Associates, “Economic Impacts of Visitors to Washington State Parks,” June 2002.

Cooperative management with the Washington Department of Fish and Wildlife (WDFW)	Continue to meet regularly with local WDFW staff to discuss management issues, such as maintenance of the pump house and hunting season operations.
Create a design standard for the state park	Develop design standard for this park.
Creating access points to new state parks property	Provide access to new state park property through a trail system with additional parking areas, where needed.
Creation of a construction budget and timeline	Create budget documents as part of the public works projects that come from an approved <i>long-term</i> plan. At the November 2005 meeting of the Washington State Parks and Recreation Commission Pearrygin Lake State Parks was designated the “legacy” priorities in the Centennial 2013 Plan (http://www.parks.wa.gov/commtg.asp .)
Developing moorage on the lake	<p>Develop short term overnight moorage for park visitors. The moorage would be rented on a daily or weekly basis. Space for fishing would be included.</p> <p>The development of moorage would depend upon the results of a business plan, Okanogan County Master Program for Shoreline Management determinations and environmental review by regulatory agencies.</p>
Development of a single entrance road	Develop a single entrance to the state park at the west developed area and a welcome center so that visitors can be greeted when they arrive and would know how to reach park staff.
Dry storage of boats	No dry boat storage.
Eliminate the parking fee	<p>Retain the fee subject to actions of the Washington State Legislature. The Legislature is currently considering this issue. http://apps.leg.wa.gov/billinfo/summary.aspx?bill=2422&year=2006 http://apps.leg.wa.gov/billinfo/summary.aspx?bill=2416&year=2006</p> <p>The fee does not solve the long-term funding issues of your state park system, but it is helping to hold the park system together. Vehicle parking fee money already is being used to make park improvements. More information is available at http://www.parks.wa.gov/public.asp or from park staff.</p>
Events at the state park	Develop <u>an outdoor stage and work with the Methow Arts Alliance and other organization to encourage events including those that promote diversity.</u>

Fishing on the lake, including fishing docks	<p>The moorage dock in the west developed area would be also used as a fishing dock on the lake.</p> <p>Construction of a moorage dock would depend upon additional analysis on the impact to other forms of recreation, the Okanogan County Master Program for Shoreline Management determinations and the environmental review by regulatory agencies.</p>
Foundation or Friends of Pearrygin State Park group to collect donations to help improve facilities	Develop a foundation or a Friends of Pearrygin Lake State Park group to help implement the plan as approved by the Washington State Parks and Recreation Commission. Partnerships are a central theme in the Commission's Centennial 2013 Plan. Similar groups in other state parks have helped make improvements and they would be welcome at Pearrygin Lake State Park.
Four season park open to public	One of State Parks management objectives is to create a state park that would be available to the public on a year-around basis.
Golf Course management and development	The preliminary staff recommendation is that the golf course would be expanded, if a private operator can be found that will finance the project. Until that time, the nine-hole golf course would remain open through an agreement with a private operator for an indefinite period. State Parks would limit its investment to maintenance projects and not make major improvements.
Improvement of the central reservations system	Work with the central reservation system to make sure that park visitors have adequate information about the camping facilities.
Improvement of utilities and facilities at the existing campsites	Upgrade tired facilities as part of future capital projects.
Increase privacy around campsites	Review campsites that were identified as having privacy problems because trails that are too close and insufficient screening. Improve privacy at those campsites.
Increase the number of waste receptacles or move them to be more convenient	Review the park visitor complaints about waste receptacles to determine whether a certain area needs additional receptacles.

Lake level affect on recreation	Advocate for the current lake level. The campgrounds and other facilities are on land that is flat and at the same relative elevation as the lake, raising the lake level to increase irrigation capacity would eliminate many of the existing campsites and adversely affect potential trails.
Location and number of boat launches	Eliminate existing boat launch currently located at the West developed area. Retain existing boat launch with necessary improvements.
Location, number and configuration of swimming areas	Relocate swim beaches to one central location and keep the shoreline as natural as possible, reduce the impact of the boaters on the swimmers, and address the erosion issue. State Parks would work with the County to designate the area as a no-wake zone. Research of the lake bathymetry and sediment deposition would be needed to determine the appropriate location for the swim area.
Location, services and development of the store	Relocate the store to a central location so that it can provide additional services, such as non-motorized boat rentals (e.g., canoes, paddle boats and kayaks), food services and groceries for campers.
More full or partial hookup campsites with some campsites along the lake	The goal for the ratio of hook-up sites to non-hook up sites would match current recreational trends which are currently 65% hook-up to 35% non-hook up campsites. (Please see “Access of water-front campsites to lake” for the recommendation for campsites along the lake.)
Noise reduction in the state park	Park staff would continue to enforce WAC 352.32, regarding peace and quiet within the state parks.
Number, location and type of campsites and cabins (see “Adding more cabins and yurts below.”)	The planning team recommends that the campground be reconfigured to allow spacing and vegetation similar to the west developed area. The actual size of the redeveloped campground depends upon additional studies. A combination of rustic and utility cabins will be added to the developed area.
Off-leash area for dogs	Maintain the current rules for dogs. The desire to have a place to walk dogs off-leash is very understandable. Unfortunately, dogs off-leash sometimes causes problems for wildlife and other campers.
Okanogan County zoning change	Explore a zoning change with Okanogan County to determine whether a Planned Destination Resort (Chapter 17.20 County Code) would be appropriate for Pearrygin Lake State Park.
Operation of the go-kart track	Use the go-kart area for other recreational uses.

Outdoor covered area for washing dishes	Review site conditions and consider options.
Pet waste control	Install pet waste scoopers in the state park.
Proper staffing of the state park	Balance new developments with the ability to properly maintain State Park facilities.
Provide an outdoor stage for movies and other programming	Construct an outdoor stage for performances, events and interpretive programs. Work with the Methow Arts Alliance and other groups during the design process and enlist community resources to implement the design.
Reduce conflict between trail users	The issue was merged into “Trail management and development in the state park.”
Reduce light pollution from the state park	Review lighting options and incorporate fixtures in the new development that direct light away from the skies.
Retaining the qualities of Pearrygin Lake State Park while incorporating the new properties	The west developed area would be redesigned to be more like the older part of the state park. As you can see from the comments, there are lots of different opinions about the state park. Ultimately the State Parks and Recreation Commission will need to find the balance.
Should State Parks and the Washington Department of Fish and Wildlife (WDFW), make boundary line adjustments to differentiate management areas?	<p>Seek boundary line adjustments with the Washington Department of Fish and Wildlife (WDFW) so that so that State Parks would be able to consolidate its management to the west side of Bear Creek Road and WDFW would have management control of the east side.</p> <p>State Parks would not seek to obtain the WDFW boat launch on Pearrygin Lake.</p>
Shuttle connecting state park to Winthrop	Consider proposals to link Winthrop to Park via shuttle service.

Signage in the state park, particularly when the campgrounds are physically separated	Review the signage along Bear Creek Road that directs people to the west and east developed areas and make improvements as needed.
Tent-only campsites that are separate from RVs	Evaluate the use and explore for areas appropriate for tent-only camping.
Trail management and development in the state park	<p>Develop a trail system for hikers, equestrians and bike riders that would connect key points of the state parks' <i>long-term</i> boundary. The trail system could be designed so that the different uses (i.e., equestrians, bikers and hikers) could be separated from each other. Some trails may be paved to meet the Americans with Disabilities Act standard.</p> <p>Investigate available community resources that would help plot the proposed trail using Global Positioning System (GPS) equipment.</p>
Upgrading and location of facilities at the west developed area	Upgrade the west developed area. The west developed area obviously needs additional work. State Parks staff made huge efforts to get the area ready for the 2005 camping season, because of comments received from the community and customers of the former resort. Further plans are included in the master plan for Pearrygin Lake State Park.
View shed protection between the state park and East Chewuch Rd.	Merged into "Acquisition plan for protection of the Bear Creek corridor to Davis Lake"
What will happen to the Fowler Road	Depending upon the trail configuration and facilities on State Parks' property on Studhorse Mountain, it would be advantageous to work with landowners to relocate the existing road.
Website information on the state park and facilities	Review the website on Pearrygin State Park and forward any needed updates to the Web manager.

Wireless Internet or cable at the state park	<p>Review and consider concession agreements to provide wireless Internet in the state park.</p> <p>Wireless Internet could provide opportunities to interpret local features including community programs. It could be a tool to further integrate the state park into the town and region.</p>
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Pearrygin Lake State Park management objectives

These are staff's recommendation for management objectives developed early in the process. They were modified because of public comments at the first public workshop.

Relationship to Adjacent Property Owners and the Community:

- Recognize the park's importance in the economic and social life of the community and actively participate in community economic development and other programs.
- Be aware of the potential positive and/or negative impacts on adjacent property owners of continued park development and management.

Recreation:

- Provide access to Pearrygin Lake State Park for a variety of water-based activities.
- Develop a variety of year-round trails and trail-related recreation opportunities, focused on hiking, biking, equestrian, cross-country skiing (groomed and non-groomed), but also provide when not in conflict with the primary uses, opportunities for mushing, sledding, tubing and other under served winter recreational activities.
- Offer affordable summer and winter overnight campsites and cabins.

Financial Strategy:

- Make the state park a model of self-sufficiency so that it can provide public services that heighten the visitor's park experience and is complementary to community enterprise and minimally impacts the park natural, recreational and cultural resources.
- Develop programs and facilities that will encourage camping customers to stay longer.
- Seek partners that will help create the facilities and provide the services requested by the community and state park customers.

Natural Resources:

- Inventory, protect, preserve, and interpret natural resources of the park, including rare, fragile and/or high quality examples of vegetative communities, associations and species; important fish and wildlife corridors and habitat areas.
- Preserve natural resources by developing a sustainable park that uses renewable resources when possible.
- Use integrated pest management practices to control noxious weeds and other pests in the park area.
- Emphasize, to the extent possible, native plants consistent with a sustainable landscape and wildlife habitat enhancement.

Cultural Resources:

- Inventory, protect, preserve, and appropriately interpret the key cultural resources of the park.

Park Boundary:

- Participate in the land conservation effort with other community groups to protect the natural view of the Pearrygin Lake Basin for our park visitors so that people recreating there may have a quality experience.
- Identify a long-term boundary and property management plan that establishes priorities for land acquisition, surplus, easements, and a variety of cooperative management approaches with nearby resource managers and park neighbors so that park visitors may have a quality experience.

Park Facilities:

- Draft an achievable plan for ongoing maintenance of the existing park facilities and development and maintenance of the proposed facilities.
- Create a park facility that is compatible with the site and community and establishes high standards for facilities, programs and customer service.

Customer Service

- Provide appropriate staffing so that customers are satisfied with the level of agency and concessionaire service.

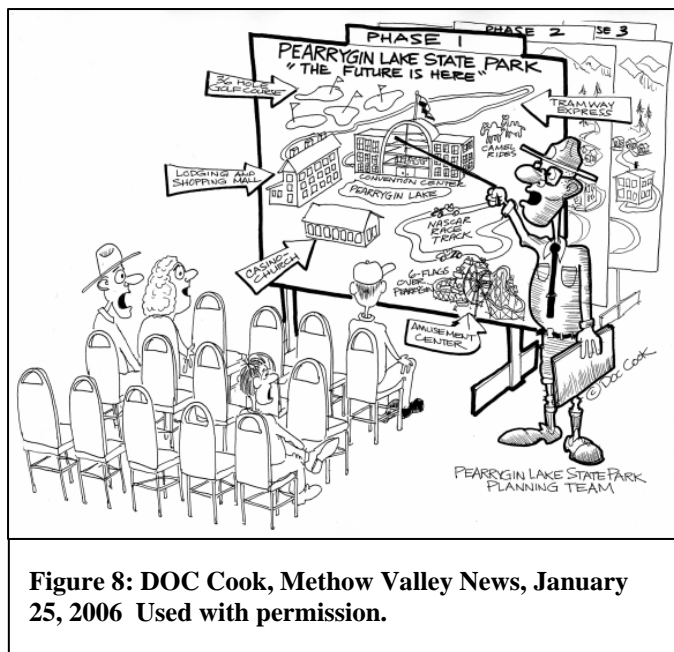


Figure 8: DOC Cook, Methow Valley News, January 25, 2006 Used with permission.

Let us know what you think

There have been lots of ideas generated during the process and staff feel confident that they have been listening to what the community and customers want at Pearrygin Lake State Parks. We are getting close to the time when the team must make its recommendation to the Commission, based on the best available information. Your comments are most welcome.

There are several ways for you to give us your thoughts or to get more information.

You may direct written correspondence to Brian Hovis, c/o Washington State Parks and Recreation Commission P.O. Box 42668 Olympia, WA 98504-2668; e-mail

brian.hovis@parks.wa.gov ; or call him at (360) 902-8635. You may also visit the web site at: <http://www.parks.wa.gov/plans/> (Pearrygin Lake State Park link on right-hand side of page)

Next steps and final decision making

Staff intends to present final recommendations for final consideration and action by the Washington State Parks and Recreation Commission at its scheduled August 24, 2006 meeting in Chelan, Washington. State Environmental Policy Act (SEPA) environmental review forms an integral part of the planning process and is also available for public comment upon request.

We hope you find this process interesting and that you choose to remain actively involved in planning for the park and the implementation of the plan. With your help, we would hand this park down to our grandchildren as a lasting legacy and a treasure of which we can all be proud.

Appendix One – Schematic drawings of the East Developed Area

Please note, schematic drawings are provided for display purposes only. The Washington State Parks and Recreation Commission will only be asked to approve a facilities concept plan (figure 7.) The actual location, size and configuration of facilities would depend upon further studies and the results of permit applications.

